

Beautiful stone property of 195m ; outbuildings, meadows Ideal equestrian, agricultural, tourism project



INFORMATION

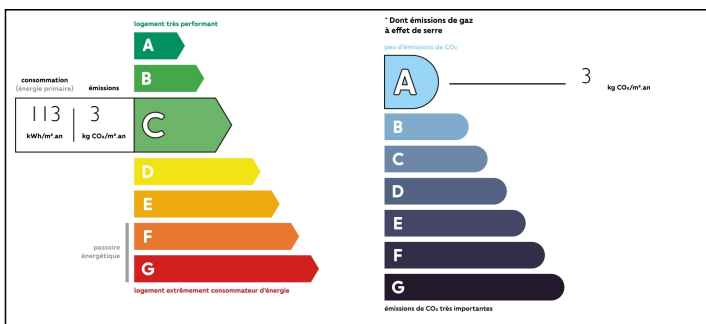
Town:	La Plaine
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	195 m2
Plot Size:	210000 m2



IN BRIEF

Leggett Immobilier offers you this magnificent breeding or agricultural property composed as follows: A very beautiful dwelling house typical of the region, very well restored (no work required) of 195m²: 3 bedrooms, 2 shower rooms, fitted kitchen and very beautiful living room of over 50m². No work needed, quality restoration, charm and authenticity characterize this beautiful house. A 60m² outbuilding (2-room apartment, with mezzanine), renovated. An outbuilding to restore of 70m² on the ground A beautiful stone building composed of several parts (570m² in total): - horses stalls (20), with system of removable walls allowing automated cleaning, automatic drinkers: size of stalls min. 4x4m + foaling stalls - storage fodder - material and machinery storage - shower place for horses A round arena with fences 18m in diameter 20ha of meadows, paddocks and fenced meadows. Ideal agricultural project, breeding, equestrian, tourism project Virtual visit on request

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

In detail, the dwelling house consists of:

- kitchen/dining room: 25m²
- office: 9.5m²
- lingerie/laundry room: 11.5m²
- Separate WC: 2m²
- corridor: 2m²
- living room: 52m²
- Bedroom 1 (ground floor): 14.5m²
- Ground floor shower room: 6m²
- Dressing room: 3m²

1st floor:

- Shower room + WC: 6.3m² (height - Bedroom 2: 18m²
- Mezzanine: 18m² (height

LOCAL TAXES

Taxe foncière: 1551 EUR

NOTES